

**UNITED STATES BANKRUPTCY COURT  
MIDDLE DISTRICT OF PENNSYLVANIA**

Re: Charles Smith Braddy

Case No.: 1-17-02781HWV

Chapter 13

**Debtor(s)**

**NOTICE OF FINAL CURE PAYMENT**

According to Bankruptcy Rule 3002.1(f), the trustee gives notice that the amount required to cure the pre-petition and post-petition default in the claim below has been paid in full and the debtor(s) have completed all payments under the plan.

**PART 1: MORTGAGE INFORMATION**

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Creditor Name:	Selene
Court Claim Number:	13
Last Four of Loan Number:	4522
Property Address if applicable:	691 Woodview St

**PART 2: CURE AMOUNT**

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**Total cure disbursement made by the trustee:**

a.	Allowed prepetition arrearages:	\$3,089.91
b.	Prepetition arrearages paid by the trustee:	\$3,089.91
c.	Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c):	\$0.00
d.	Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c) and paid by the trustee:	\$0.00
e.	Allowed postpetition arrearage:	\$4,103.76
f.	Postpetition arrearage paid by the trustee:	\$4,103.76
g.	Total b, d, and f:	\$7,193.67

**PART 3: POSTPETITION MORTGAGE PAYMENT**

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Mortgage is/was paid directly by the debtor(s).

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**PART 4: A RESPONSE IS REQUIRED BY BANKRUPTCY RULE 3002.1(g)**

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Under Bankruptcy Rule 3002.1(g), the creditor must file and serve on the debtor(s), their counsel, and the trustee, within 21 days after service of this notice, a statement indicating whether the creditor agrees that the debtor(s) have paid in full the amount required to cure the default and stating whether the debtor(s) have (i) paid all outstanding postpetition fees, costs and escrow amounts due, and (ii) consistent with §1322(b)(5) of the Bankruptcy Code, are current on all postpetition payments as of the date of the response. Failure to file and serve the statement may subject creditor to further action of the court, including possible sanctions.

To assist in reconciling the claim, a history of payments made by the trustee is attached to copies of this notice sent to the debtor(s) and the creditor.

Dated: October 25, 2023

Respectfully submitted,

/s/ Jack N. Zaharopoulos  
Standing Chapter 13 Trustee  
Suite A, 8125 Adams Drive  
Hummelstown, PA 17036  
Phone: (717) 566-6097  
Fax: (717) 566-8313  
email: info@pamd13trustee.com

**UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

Re: Charles Smith Braddy

Case No.: 1-17-02781HWV

Chapter 13

**Debtor(s)**

**CERTIFICATE OF SERVICE**

I certify that I am more than 18 years of age and that on October 25, 2023 I served a copy of this Notice of Final Cure Payment on the following parties by 1<sup>st</sup> Class mail from Hummelstown, PA, unless served electronically.

**Served Electronically**

Kara K. Gendron, Esquire  
Mott & Gendron Law  
125 State St  
Harrisburg PA 17101

**Served by First Class Mail**

Selene Finance LP  
ATT: BK Dept  
3501 Olympus Blvd Suite 500  
Dallas TX 75019

Charles Smith Braddy  
691 Woodview St  
Bressler PA 17113

I certify under penalty of perjury that the foregoing is true and correct.

Date: October 25, 2023

/s/ Liz Joyce

Office of the Standing Chapter 13 Trustee  
Jack N. Zaharopoulos  
Suite A, 8125 Adams Dr.  
Hummelstown, PA 17036  
Phone: (717) 566-6097  
email: [info@pamd13trustee.com](mailto:info@pamd13trustee.com)

# Disbursements for Claim

**Case: 17-02781 CHARLES SMITH BRADDY**

**SELENE FINANCE, LP**  
 ATTN: BANKRUPTCY DEPT  
 P.O. BOX 9046  
 COPPELL, TX 75019-

Sequence: 13  
 Modify:  
 Filed Date:  
 Hold Code:

Acct No: 691 Woodview Street - POST-

POST-PETITION ARREARS 3RD AP AMENDED POC 1/30/23

Amt Sched:	\$135,000.00	Debt:	\$4,103.76	Interest Paid:	\$0.00
Amt Due:	\$0.00	Paid:	\$4,103.76	Accrued Int:	\$0.00
				Balance Due:	\$0.00

Claim	name	Type	Date	Check #	Principal	Interest	Total	Reconciled
						DisbDescrp		
<b>5210</b>	<b>SELENE FINANCE, LP</b>							
521-0	SELENE FINANCE, LP		01/18/2023	2021190	\$348.75	\$0.00	\$348.75	02/07/2023
521-0	SELENE FINANCE, LP		12/13/2022	2020190	\$279.00	\$0.00	\$279.00	12/29/2022
521-0	SELENE FINANCE, LP		11/16/2022	2019227	\$279.00	\$0.00	\$279.00	12/16/2022
521-0	SELENE FINANCE, LP		10/18/2022	2018208	\$364.07	\$0.00	\$364.07	10/28/2022
521-0	SELENE FINANCE, LP		09/13/2022	2017130	\$294.32	\$0.00	\$294.32	09/26/2022
521-0	SELENE FINANCE, LP		08/17/2022	2016128	\$367.90	\$0.00	\$367.90	09/02/2022
521-0	SELENE FINANCE, LP		07/13/2022	2015058	\$342.40	\$0.00	\$342.40	07/28/2022
521-0	SELENE FINANCE, LP		06/14/2022	2014085	\$205.44	\$0.00	\$205.44	07/18/2022
521-0	SELENE FINANCE, LP		05/17/2022	2013069	\$342.40	\$0.00	\$342.40	06/17/2022
521-0	SELENE FINANCE, LP		04/12/2022	2011969	\$273.92	\$0.00	\$273.92	04/28/2022
521-0	NATIONSTAR MORTGAGE		03/16/2022	2010760	\$342.40	\$0.00	\$342.40	03/24/2022
521-0	NATIONSTAR MORTGAGE		02/16/2022	2009777	\$205.44	\$0.00	\$205.44	02/28/2022
521-0	NATIONSTAR MORTGAGE		01/19/2022	2008798	\$273.92	\$0.00	\$273.92	02/01/2022
521-0	NATIONSTAR MORTGAGE		12/15/2021	2007791	\$184.80	\$0.00	\$184.80	12/24/2021

Sub-totals: \$4,103.76 \$0.00 \$4,103.76

<u>Claim</u>	<u>name</u>	<u>Type</u>	<u>Date</u>	<u>Check #</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Reconciled</u>
						<u>DisbDescrp</u>		
Grand Total:						\$4,103.76	\$0.00	

# Disbursements for Claim

**Case: 17-02781 CHARLES SMITH BRADDY**

**NATIONSTAR MORTGAGE**  
PO BOX 619094

DALLAS, TX 75261-9741

Acct No: 691 Woodview Street - PRE-A

AMENDED POC 1/30/23

Sequence: 13

Modify:

Filed Date:

Hold Code:

Amt Sched:	\$135,000.00	Debt:	\$3,089.91	Interest Paid:	\$0.00
Amt Due:	\$0.00	Paid:	\$3,089.91	Accrued Int:	\$0.00
				Balance Due:	\$0.00

Claim	name	Type	Date	Check #	Principal	Interest	Total	Reconciled
						DisbDescrp		
<b>5200</b>	<b>NATIONSTAR MORTGAGE</b>							
520-0	NATIONSTAR MORTGAGE		10/14/2021	2005736	\$141.67	\$0.00	\$141.67	10/21/2021
520-0	NATIONSTAR MORTGAGE		09/14/2021	2004691	\$85.00	\$0.00	\$85.00	09/22/2021
520-0	NATIONSTAR MORTGAGE		08/18/2021	2003683	\$141.68	\$0.00	\$141.68	09/03/2021
520-0	NATIONSTAR MORTGAGE		07/14/2021	2002616	\$113.33	\$0.00	\$113.33	07/23/2021
520-0	NATIONSTAR MORTGAGE		06/16/2021	2001638	\$113.34	\$0.00	\$113.34	06/24/2021
520-0	NATIONSTAR MORTGAGE		05/18/2021	2000627	\$109.72	\$0.00	\$109.72	05/28/2021
520-0	NATIONSTAR MORTGAGE		04/15/2021	1229253	\$45.92	\$0.00	\$45.92	04/27/2021
520-0	NATIONSTAR MORTGAGE		02/17/2021	1227219	\$171.41	\$0.00	\$171.41	03/01/2021
520-0	NATIONSTAR MORTGAGE		01/19/2021	1226199	\$164.58	\$0.00	\$164.58	01/28/2021
520-0	NATIONSTAR MORTGAGE		12/10/2020	1224412	\$137.15	\$0.00	\$137.15	12/17/2020
520-0	NATIONSTAR MORTGAGE		11/03/2020	1223478	\$82.29	\$0.00	\$82.29	11/12/2020
520-0	NATIONSTAR MORTGAGE		10/15/2020	1222645	\$81.39	\$0.00	\$81.39	10/23/2020
520-0	NATIONSTAR MORTGAGE		09/17/2020	1221648	\$162.77	\$0.00	\$162.77	09/24/2020
520-0	NATIONSTAR MORTGAGE		08/12/2020	1220587	\$108.51	\$0.00	\$108.51	08/19/2020

<u>Claim</u>	<u>name</u>	<u>Type</u>	<u>Date</u>	<u>Check #</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Reconciled</u>
						<u>Disb</u>	<u>Descrp</u>	
520-0	NATIONSTAR MORTGAGE		07/07/2020	1219549	\$212.76	\$0.00	\$212.76	07/21/2020
520-0	NATIONSTAR MORTGAGE		06/02/2020	1218518	\$224.48	\$0.00	\$224.48	06/12/2020
520-0	NATIONSTAR MORTGAGE		05/06/2020	1217552	\$54.25	\$0.00	\$54.25	05/15/2020
520-0	NATIONSTAR MORTGAGE		04/14/2020	1216509	\$189.63	\$0.00	\$189.63	04/23/2020
520-0	NATIONSTAR MORTGAGE		03/12/2020	1215228	\$50.80	\$0.00	\$50.80	03/19/2020
520-0	NATIONSTAR MORTGAGE		02/13/2020	1213914	\$50.80	\$0.00	\$50.80	02/21/2020
520-0	NATIONSTAR MORTGAGE		01/16/2020	1212562	\$63.51	\$0.00	\$63.51	01/27/2020
520-0	NATIONSTAR MORTGAGE		12/12/2019	1211202	\$63.50	\$0.00	\$63.50	12/19/2019
520-0	NATIONSTAR MORTGAGE		11/07/2019	1209848	\$50.80	\$0.00	\$50.80	11/15/2019
520-0	NATIONSTAR MORTGAGE		10/10/2019	1208714	\$26.55	\$0.00	\$26.55	10/18/2019
520-0	NATIONSTAR MORTGAGE		09/26/2019	1207550	\$102.59	\$0.00	\$102.59	10/03/2019
520-0	NATIONSTAR MORTGAGE		08/07/2019	1206081	\$50.69	\$0.00	\$50.69	08/20/2019
520-0	NATIONSTAR MORTGAGE		07/11/2019	1204726	\$63.38	\$0.00	\$63.38	07/23/2019
520-0	SETERUS		06/06/2019	1203585	\$50.69	\$0.00	\$50.69	06/24/2019
520-0	SETERUS		05/09/2019	1202269	\$38.02	\$0.00	\$38.02	05/22/2019
520-0	SETERUS		04/11/2019	1200949	\$50.70	\$0.00	\$50.70	04/19/2019
520-0	SETERUS		03/12/2019	1199560	\$88.00	\$0.00	\$88.00	03/26/2019
Sub-totals:					\$3,089.91	\$0.00	\$3,089.91	
Grand Total:					\$3,089.91	\$0.00		